



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-027834-26-SA

In the matter of: 146B, 146 PARK ST N
Peterborough ON K9J3V7

Between: Todd Mollohan Landlord

And

Michelle Hale Tenant

Todd Mollohan (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Hale (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on February 6, 2025 with respect to application LTB-L-084818-24.

The Landlord's application was resolved by order LTB-L-027834-26, issued on April 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-027834-26.

This motion was mediated by videoconference on May 26, 2026.

The Landlord Todd Mollohan and the Tenant Michelle Hale attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts

1. For one time only the lawful monthly rent for **June 2026** will be due on **June 30, 2026** instead of **June 1, 2026**. Thereafter, the lawful monthly rent will be due on the 1st day of each month.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-027834-26, issued on April 2, 2026, is granted.
2. Order LTB-L-027834-26, issued on April 2, 2026, is set aside and cannot be enforced.

3. The previous order issued on February 6, 2025 with respect to LTB-L-084818-24 is cancelled and replaced with the following:
4. The Tenant shall pay to the Landlord \$3,931.33 for arrears of rent up to May 31, 2026.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - a) **\$1,273.73 on or before May 30, 2026;**
 - b) **\$281.27 on or before June 5, 2026;**
 - c) **\$281.27 on or before June 30, 2026;**
 - d) **\$281.27 on or before the 5th day of every month starting July 5, 2026 to January 1, 2027;**
 - e) A final payment of **\$126.17 on or before February 1, 2027.**
6. The tenant shall pay the monthly rent of **\$1273.73** for the rental period of **June 2026** on or before **June 30, 2026**.
7. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **July 1, 2026**, to **February 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
8. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **May 31, 2026**.

June 9, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.